



Final Major Site Plan

Zone: NR (Neighborhood Residential)

Proposed: The applicant is requesting final site plan approval to construct a 7, 600 sq ft professional office building. The applicant received a D3 variance; conditional use and preliminary site plan approval from the Board on December 21, 2006.

Keith Davis represents the applicant.

Start tape #1 count 242 End tape #1 count 362.

Craig Hurlless, Engineer/Planner. Polistina & Associates comments that the sign will be 4'6" wood sandblasted double sided. The HVAC is shown on the roof. Will however work with the planner to make sure that this is the best place. Several changes from the preliminary approval curb along Jersey Woods Rd along the project; added thirteen 10' wide parking spaces along the Jersey Woods side. The required 38 parking spaces are being provided. Fencing (split rail, mesh backing) around the basin and enhanced it with additional landscape.

Professional Comments:

Start tape #1 count 486. End tape #1 count 508.

Cormac Morrissey, Dixon Associates. Conflict Board Engineer comments on the applicant request for the waiver from the size of the pipe. In support of the waiver. The applicant is agreeable to all the comments made.

Start tape #1 count 411. End tape #1 count 447.

Tiffany Cuvillo, Board Planner comments that all outstanding comments have been met. Concerned with the shielding of the HVAC unit if it is on the ground. The applicant will meet with the planner to discuss this further. The engineer has provided additional 10' wide parking spaces but they are not alongside the building. If the spaces were along the building frontage they would lose some spaces. In favor of the proposed configuration.

No Public Comments

Council Summary:

Start tape #1 count 606. End tape #1 count 630.

John summarizes the application.

Motion to approve application #4-07 Jersey Woods Office Building; Final Site Plan approval was made by Leonard and Hathaway 2nd the motion.

Those voting in favor: Catando, Gargione, Gaines, Hathaway, Leonard, Sykes

Begin at tape #1 count 191. End at tape# 1 count 641. 7:41pm – 7:50pm

#2-07 New York Rd Office Building

J&M Land Company

B. 1260.01 L. 19

Rt. 9

Conditional Use and Preliminary and Final Site Plan

NR (Neighborhood residential)

Proposed: The applicant is requesting a D3 variance front the conditions of a conditional use and preliminary and final site plan approval to construct a 9, 400 sq ft professional office building.

1. Professional offices are permitted as a conditional use along Route 9, provided they can conform to the requirements of Section 233-13 of the Ordinance. The applicant is requesting the following variances from these conditions:
 - a. From Section 233-13.F which permits one sign with a maximum area of three square feet and the applicant is proposing a freestanding sign with a total of 24 square foot per side and a 6 square foot wall sign for each tenant.

- b. From Section 233-10.C (8)(c) which requires a setback of 14 feet for the freestanding sign and a setback of 5 feet is proposed.
- c. From Section 233-13.E which requires all parking to be located in a rear or side yard and the parking is proposed in the required front yard along Route 9

Keith Davis represents the applicant.

Start tape #1 count 809. End tape #1 count 1162.

Craig Hurless, Engineer/Planner. Polistina & Associates the site is 2.09 acres. Triangular shaped. Forty-seven parking spaces will be provided. Landscape to buffer. The basin is in the rear of the property and it is fenced with post rail with wire backing. The proposed site coverage is 11% whereas 30% is allowed. The landscaping is irrigated. Will meet with the planner onsite when the clearing begins. The site is serviced by septic and well. One building mounted sign per tenant will be provided for a maximum of eight. Will meet with the board planner to discuss various locations to place the signs instead of on the columns are proposed.

Professional Comments:

Start tape #1 count 1163. End tape #1 count 1219.

Cormac Morrissey, Dixon Associates. Conflict Board Engineer comments that minor technical issues still need to be addressed. The applicant is agreeable to addressing all comments. As stated in the Fire Department report the knox box will be provided. Because the site is serviced by septic and well they will have to make application and received approval from the Board of Health.

Start tape #1 count 1267. End tape #1 count 1504.

Tiffany Cuvillo, Board Planner comments that the sign is acceptable at 24 sq ft. it should be noted that as part of the Master Plan re-examination recently adopted by the Planning board the size of signage allowed along Rt. 9 has been changed and the proposed sign would be permitted. Also this property was rezoned to Community Commercial which would allow for professional offices. Will meet with the applicant to discuss the need for additional buffer to shield the residential from the proposed use.

No Public Comments

Council Summary:

Start tape #1 count 1681. End tape #1 count 1761.

John summarizes the application.

Finding and Facts:

Start tape #1 count 1836. End tape #1 count 2101.

Board Members Catando, Gargione, Gaines, Hathaway, Leonard, and Sykes comment that the parking in front makes sense. The project is an asset to the area. Agreeable to the size of the size,

buffer and how the buffer is supplemented by evergreens. It is a good project and good use of an odd shaped lot.

Motion to approve application #2-07 New York Rd Office Building; Preliminary and Final Site Plan approval was made by Leonard and Hathaway 2nd the motion.

Those voting in favor: Catando, Gargione, Gaines, Hathaway, Leonard, Sykes

Motion to approve application #2-07 New York Rd Office Building; Conditional Use was made by Catando and Gargione 2nd the motion.

Those voting in favor: Catando, Gargione, Gaines, Hathaway, Leonard, Sykes

Begin at tape #1 count 668. End at tape# 1 count 2199. 7:55pm – 8:45pm

Meeting Adjourned

8:50pm

Pamela Alleyne, Administrator